

A man with dark hair, wearing a white button-down shirt, is looking towards the camera. He is holding a tablet in his left hand, which displays a photograph of a modern building. The background is a blurred cityscape with various buildings and greenery under a clear sky.

INTERNATIONAL DESTINATION

“ We searched around the world before choosing Tempe as the location for the first Lumina. The urban atmosphere, community spirit and central location made it an obvious choice. ”

TEMPE BY AREAS

TEMPE
BY AREAS







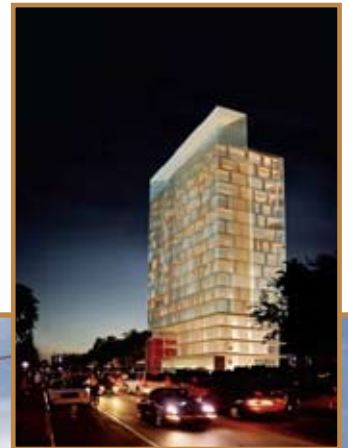
APACHE BOULEVARD

BUSINESS

- + **100 potential business** sites available with Transportation Overlay District incentives, including increased density and reduced parking requirements
- + Redevelopment area with **four light rail stations** connecting to downtown Phoenix, Arizona State University and west Mesa
- + New Sheraton Four Points Hotel
- + Approximately **2,000 new** homes and condominiums planned or under construction
- + 22-story Landsource Tempe **140-unit** condominium development with Green Roof amenities
- + Three upscale student housing projects with several hundred units under development
- + Equinox condominiums offers **400 units** with Park and Ride structure
- + Newtown Community Development Corporation grants available through CPLC in this area
- + Light rail and resident service-related businesses in demand

AREA PROFILE

- + Part of a historic transportation route from East Coast to California – characterized by street front retail and quaint Residential neighborhoods
- + Significant number of historic structures
- + About **50,000 cars per day** use Apache Boulevard within the redevelopment area
- + **One mile** from Arizona State University and the Mill Avenue District
- + New School for the Arts, Southwest Institute of Healing Arts within area
- + Ethnic and naturopathic corridor of restaurants and shops



FOUNTAINHEAD CORPORATE PARK

BUSINESS

- + 170 acre business park with **1 million sq ft of office** space and a 270-room resort
- + 40 acres of improved land ready for development
- + Fountainhead Business Center is a **120,000 square foot office** community with buildings between 1,300 and 75,000 square feet for sale
- + Corporate neighbors include State Farm Insurance, Sundt Construction, Insight Computers, CH2M Hill and Safeway Stores Regional Headquarters and 50 + corporate tenants
- + Approximately **236,000 cars pass** this site daily from the I-10 freeway

AREA PROFILE

- + Located along the I-10 Freeway at the Broadway Road offramp near the intersection of Broadway and Priest Drive, moments from Loop 202 and US 60
- + **10 minutes** southwest of downtown Tempe, Tempe Town Lake and Arizona State University and Sky Harbor International Airport
- + On-site Fiesta Inn Conference Center and nearby Buttes Hotel
- + Extensive lakes and lush mature landscaping



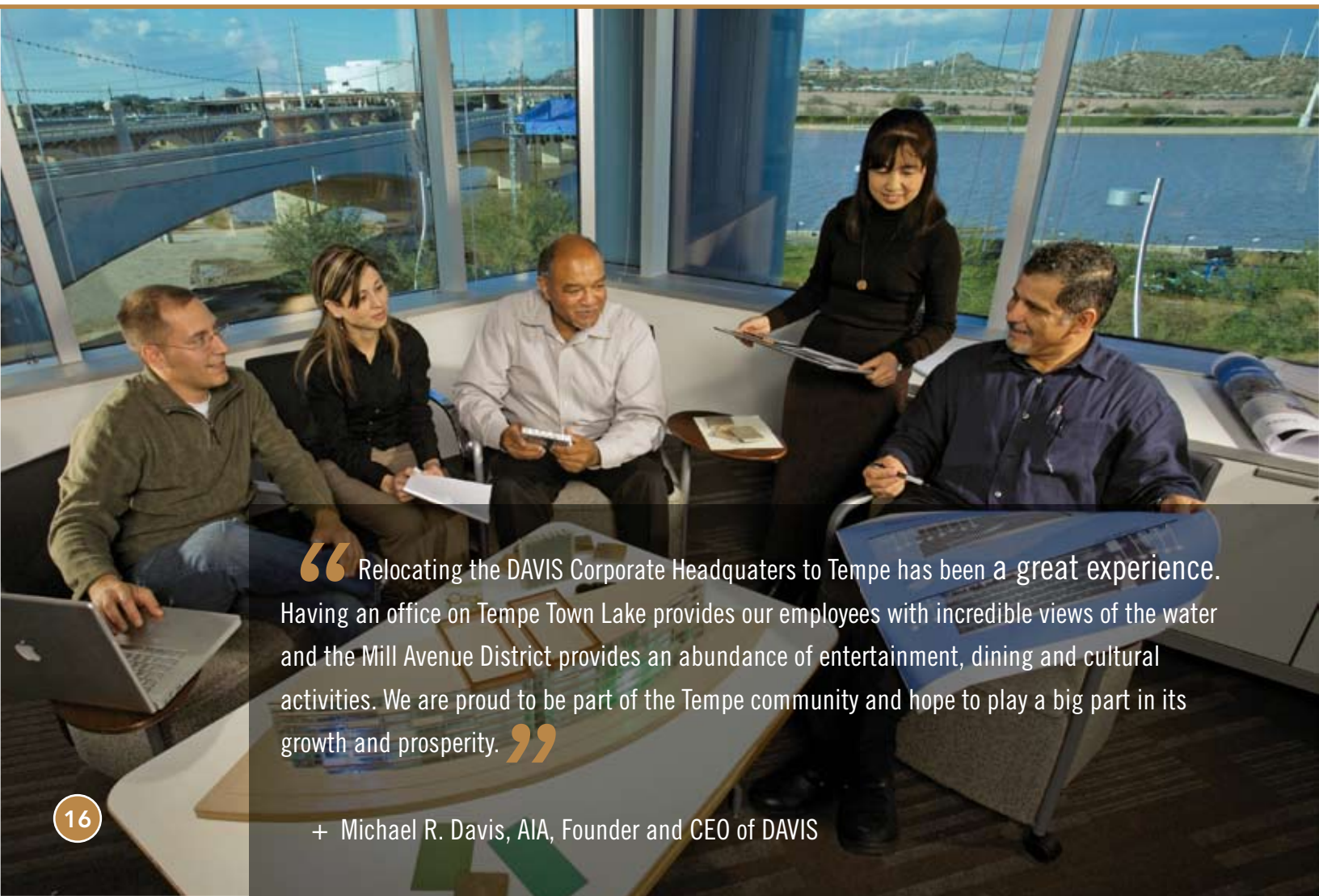
MILL AVENUE DISTRICT / TEMPE TOWN LAKE

BUSINESS

- + Mill Avenue and Rio Salado Parkway named one of Arizona's most desirable intersections for business by **ULI**
- + More than **10 million square feet** of Class A office, luxury high rise residential and hotel, shopping and entertainment facilities, existing and planned, surround Tempe Town Lake
- + **30,000 employees** in the Mill Avenue District/Town Lake area
- + Corporate offices for JP Morgan Chase, Wells Fargo, KPMG, Smith Barney, Monster Worldwide, Medaire and many others
- + Minutes from Sky Harbor International Airport and downtown Phoenix
- + Light rail connects this area with downtown Phoenix and Mesa
- + Orbit free bus access from neighborhoods and businesses to Mill Avenue restaurants and shops
- + Arizona State University Main Campus of **65,000 students** adjacent to downtown
- + ASU Ira A. Fulton School of Engineering located in downtown

BUSINESS AMENITIES

- + 4 million visitors a year; **40** percent business travelers
- + **100** shops and restaurants within Mill Avenue District for entertainment
- + Unsurpassed views of Tempe, Scottsdale, Phoenix and Mesa from high rise offices
- + **Five miles** of running and bike paths, boating, and corporate event areas at Tempe Town Lake
- + Hayden Butte offers urban hiking path within the Mill Avenue District for your next corporate challenge



“Relocating the DAVIS Corporate Headquarters to Tempe has been a great experience. Having an office on Tempe Town Lake provides our employees with incredible views of the water and the Mill Avenue District provides an abundance of entertainment, dining and cultural activities. We are proud to be part of the Tempe community and hope to play a big part in its growth and prosperity.”

+ Michael R. Davis, AIA, Founder and CEO of DAVIS

“ Tempe and the Greater Phoenix Metropolitan Area rank in the top five places in the nation for young professionals to live and work. The highest marks in the survey of 67 US metropolitan areas were given to cities with strong growth rates, moderate costs of living and substantial pools of young, college-educated adults with jobs. ”

+ American Cities Business Journals

The nation's largest publisher of metropolitan business newspapers



MILL AVENUE DISTRICT / TEMPE TOWN LAKE

DEVELOPMENT

- + \$2 billion in new development in **two square miles**
- + **5,000 new** condominiums being built
- + 10,000 new residents expected **within five years**

AREA PROFILE

- + Authentic, urban environment dating back to 1800s
- + A hub of intellectual and cultural activities
- + More than **100 special events** annually at Tempe Town Lake, including PF Chang's Rock -n- Roll Marathon and Ironman Arizona
- + Broadway shows, museums, scientific exhibits and research, outdoor art festivals within Mill Avenue District
- + **\$65 million** Tempe Center for the Arts offers a lakefront setting for black tie corporate galas





PAPAGO PARK CENTER

AREA PROFILE

- + Mixed-use office/research park including office, multi-family residential, retail and wet labs
- + 350 net acres
- + Immediate access to Loop 202 Freeway
- + 3 minutes from Sky Harbor Airport
- + Adjacent to Papago Park: home of 2 golf courses, Desert Botanical Gardens, Phoenix Zoo and spring training for the Oakland A's at the Phoenix Municipal Stadium
- + 2 light rail stops within Papago Park Center that connect downtown Tempe to downtown Phoenix
- + \$30 million investment in infrastructure

BUSINESS

- + Salt River Project, First Solar, Bostwick Labs, University of Phoenix, Sonora Quest Labs, among others
- + 3.3 million square feet
- + About 12,000 employees within Papago Park Center
- + Newly completed Papago Gateway Center, 265,000 square feet of Class A office, including wet lab space
- + 60-acre master-planned site for life science mixed-use research park, based in: science, green technology, sustainability, exceptional architecture, and public spaces



ASU RESEARCH PARK

BUSINESS

- + 320-acre research park for professional business development
- + Home to research and development companies and corporate and regional headquarters
- + Ground leases, build to suit opportunities
- + Edward Jones Regional Headquarters, ASML U.S. Training Center, Transamerica Research Center, Iridium Satellite offices

RESEARCH AT THE PARK

- + Flexible Display Center is developing thin, flexible, low-power computer displays that can be rolled
- + ASU Center for Environmental Studies is discovering more efficient uses of resources to reduce energy costs
- + NASA has also provided funds for the Sat1 project at the ASU Research Park that launched a nanosatellite that weighs just 10 pounds into space
- + Iridium North America, Inc. partnered with ASU's College of Engineering Telecommunication Research Center to complete a hand-off propagation study to assist in the development of its global satellite communications network

AREA PROFILE

- + Part of the Science and Technology 101 Corridor
- + Immediate access to the Loop 101 Freeway
- + Access to university services, including the ASU library system, lab facilities and expertise in research and technical writing
- + Cooperative research opportunities
- + Patentable proprietary research contracts
- + Education programs specifically designed for park corporations' employees
- + Close to 2,500 hotel rooms, 200 residential subdivisions and two hospitals
- + City bus service to the ASU campus, downtown Tempe and Scottsdale
- + Mature landscaping and three lakes covering 18 surface acres
- + 6 miles of surfaced jogging and bike trails, two tennis courts, and exercise par course and picnic ramadas

